

**City of Greensboro Planning Department  
Zoning Staff Report  
March 13, 2006 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** C  
**Location:** 1808 New Garden Road

**Applicant:** Starmount Company  
**Owner:** James & Patsy Reitinger / Starmount Company

**From:** RS-12  
**To:** CD-RM-5

**Conditions:** 1) All uses allowed in the RM-5 zoning district.  
2) A maximum of 20 for sale residential dwelling units.

SITE INFORMATION	
<b>Maximum Developable Units</b>	20
<b>Net Density</b>	Unable to Determine
<b>Existing Land Use</b>	Undeveloped
<b>Acreage</b>	6.6
<b>Physical Characteristics</b>	<i>Topography:</i> Rolling <i>Vegetation:</i> Wooded <i>Other:</i> N/A
<b>Overlay Districts</b>	Visual Corridor Overlay District
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Low Residential
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family / Undeveloped	RS-12
<i>South</i>	Bryan Boulevard	CD-RM-12
<i>East</i>	Single Family	RS-12
<i>West</i>	Future site of New Garden Moose Lodge	RS-12 SUP #34

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
2495	1996	The majority of this property has been zoned RS-12 since the property was annexed into the City on September 30, 1996.

<b>DIFFERENCES BETWEEN RS-12 &amp; CD-RM-12 (EXISTING) AND CD-RM-5 (PROPOSED) ZONING DISTRICTS</b>
<b>RS-12:</b> Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
<b>CD-RM-12:</b> Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less. The portion of the subject property that is zoned CD-RM-12 is a remnant of the property on the south side of Bryan Boulevard (#2082) that was cut off when the road was constructed.
<b>CD-RM-5:</b> Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 5.0 units per acre or less. See Conditions for restriction on number of dwelling units.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	New Garden Road - Major Thoroughfare.
<b>Site Access</b>	A maximum of one access will be approved by GDOT and will be required to be built to the City of Greensboro driveway standards.
<b>Traffic Counts</b>	New Garden Road ADT = 16,500.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	Yes, Site drains to Greensboro Watershed WS III
<b>Floodplains</b>	According to Preliminary Flood Insurance Rate Maps the stream flowing on the property has a flood plain (i.e. Special Flood hazard Area) associated with it. All proposed buildings in the SFHA must have the finished floor elevation at least 1' above the base flood elevation (BFE), also all the mechanical equipment must be elevated at least 1' above BFE. Refer to Greensboro flood damage prevention ordinance for additional details.
<b>Streams</b>	Perennial stream located on site. Perennial stream requires a 100' undisturbed buffer (for high density development) on each side measured from top of bank. A 30' buffer is required for low density development. Buffer must remain undisturbed with some exemptions. No BUA allowed in buffer.
<b>Other</b>	Maximum percentage of built upon area per watershed density is 70%. Low density development is for sites where the proposed built upon area is from 0-24% of the total site acreage and high density development is from 24-70%. If high density development is proposed all the built upon area must drain and get treated by a State approved device (pond or similar).

<b>LANDSCAPING REQUIREMENTS</b>	
<b>Location</b>	<b>Required Planting Yard Type and Rate</b>
<i>North</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>South</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>East</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100' Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

*Reinvestment/Infill Goal:* Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

*Housing and Neighborhoods Goal:* Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

*POLICY 6A.2:* Promote mixed-income neighborhoods.

*POLICY 6C:* Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

**Connections 2025 Map Policies:**

*The area requested for rezoning lies within the following map classifications:*

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

**CONFORMITY WITH OTHER PLANS**

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** The New Garden Road Corridor Study (1996) called for both sides of New Garden Road from Strathmore Drive to Jefferson Road to remain zoned for single family development.

**Other Plans:** N/A

**STAFF COMMENTS**

**Planning:** In October 2005, the Zoning Commission approved a Special Use Permit for a Club or Lodge on the adjacent parcel to the west.

A 4.5-acre tract to the northeast was rezoned to CD-RM-5 by the City Council in September 2004. The request was approved by the Zoning Commission and received a favorable staff recommendation. That proposal was for a maximum of 20 townhomes and The Villas at New Garden are currently under construction.

The maximum density of this proposal is 3.0 units per acre which is consistent with Low Residential on the Generalized Future Land Use Map of Connections 2025. This property has direct access to a Major Thoroughfare.

This rezoning request is supported by Comprehensive Plan policies that address compact development, mixed housing types, and diversification of new housing stock.

This request provides desirable infill development. It promotes a variety of densities, lot sizes, and building types/styles in the area. It promotes a new form of compact development in an existing neighborhood and makes good use of a property which is constrained by physical and environmental factors.

**GDOT:** No additional comments.

**Water Resources:** Possibility of wetlands on site. Any wetland disturbance and or stream crossing / disturbance must be permitted by the State and the Corps of Engineers. All the approvals must be obtained prior to any disturbance. Pipes / channels that carry public water require a Drainage Maintenance and Utility Easement (DMUE). The width depends on the pipe size / runoff that the channels carry.

## **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.